

PUBLIC NOTICE

US Army
Corps
of Engineers
Baltimore
District

In Reply to Application Number
CENAB-OP-RMS(PETRIE SP LARGO
LLC/CAPITAL COMMERCE)02-64500-15

Comment Period: July 17, 2002 to August 19, 2002

THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC ABOUT THE WORK DESCRIBED BELOW. AT THIS TIME, NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED.

The Baltimore District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344) as described below:

APPLICANT: *Petri SP Largo LLC*
Attn: Terry Richardson
170 Jennifer Road
Annapolis, Maryland 21401

LOCATION: *In an unnamed tributary to Southwest Branch and adjacent non-tidal wetlands near Largo, Prince Georges County, Maryland*

WORK: *The applicant has applied for reauthorization of a proposed commercial (retail) development with associated infrastructure including a parking lot on a 10.94 acre site. The proposed project would impact approximately 0.71 acres of forested nontidal wetlands and 900 linear feet (0.31 acres) of intermittent stream channel (swale). The proposed project was previously authorized in 1996 by Nationwide Permit #26 and the Maryland State Programmatic General Permit (MDSPGP-1). The project was also reauthorized on April 4, 1997. While no project related impacts were completed under the existing or previous authorizations, the applicant has completed the required mitigation (i.e., the creation of 1.42 acres of forest wetlands). All work is to be completed in accordance with the enclosed plan(s). If you have any questions concerning this matter, please contact Mr. Jack Dinne at (410) 962-6005.*

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act from the Maryland Department of the Environment. Any written comments concerning the work described above which relate to water quality certification must be received by the Standards and Certification Division Maryland Department of the Environment, Building 30, First Floor, 2500 Broening Highway, Baltimore, Maryland 21224 within the comment period as specified above to receive consideration. Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified above to receive consideration. The 401 certifying agency has a statutory limit of one year to make its decision.

The applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the Maryland Coastal Zone Program. This certification statement is available for inspection in the District Office; however, public comments relating to consistency must be received by the Coastal Zone Division, Maryland Department of the Environment, 2500 Broening Highway, Baltimore, Maryland, 21224, within the comment period as specified above. It should be noted that CZ Division has a statutory limit of 6 months in which to make its consistency determination.

The applicant must obtain any State or local government permits which may be required.

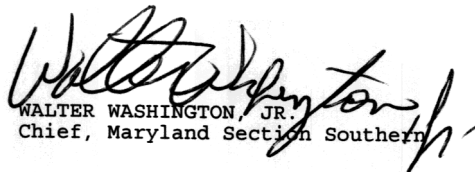
A preliminary review of this application indicates that the proposed work will not affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

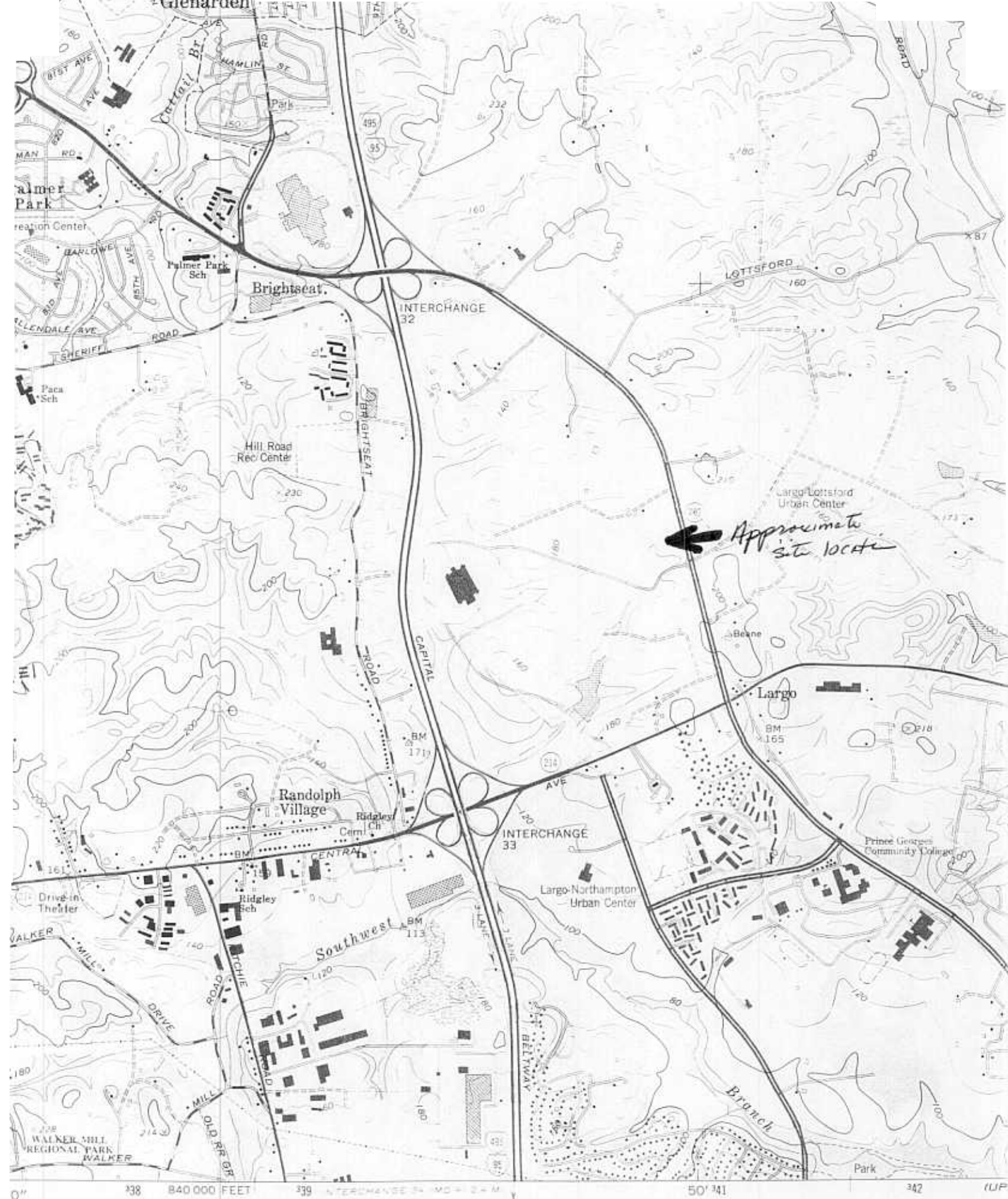
Review of the latest published version of the National Register of Historic Places indicates that no registered properties listed as eligible for inclusion therein are located at the site of the proposed work. Currently unknown archeological, scientific, prehistoric, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

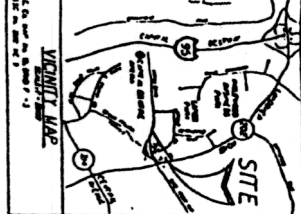
The evaluation of the impact of the work described above on the public interest will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 of the Clean Water Act. Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified as above to receive consideration. Also, it must clearly state forth the interest which may be adversely affected by this activity in the manner in which the interest may be adversely affected.

It is requested that you communicate the foregoing information concerning the proposed work to any persons known by you to be interested and not being known to this office, who did not receive a copy of this notice.

FOR THE DISTRICT ENGINEER:

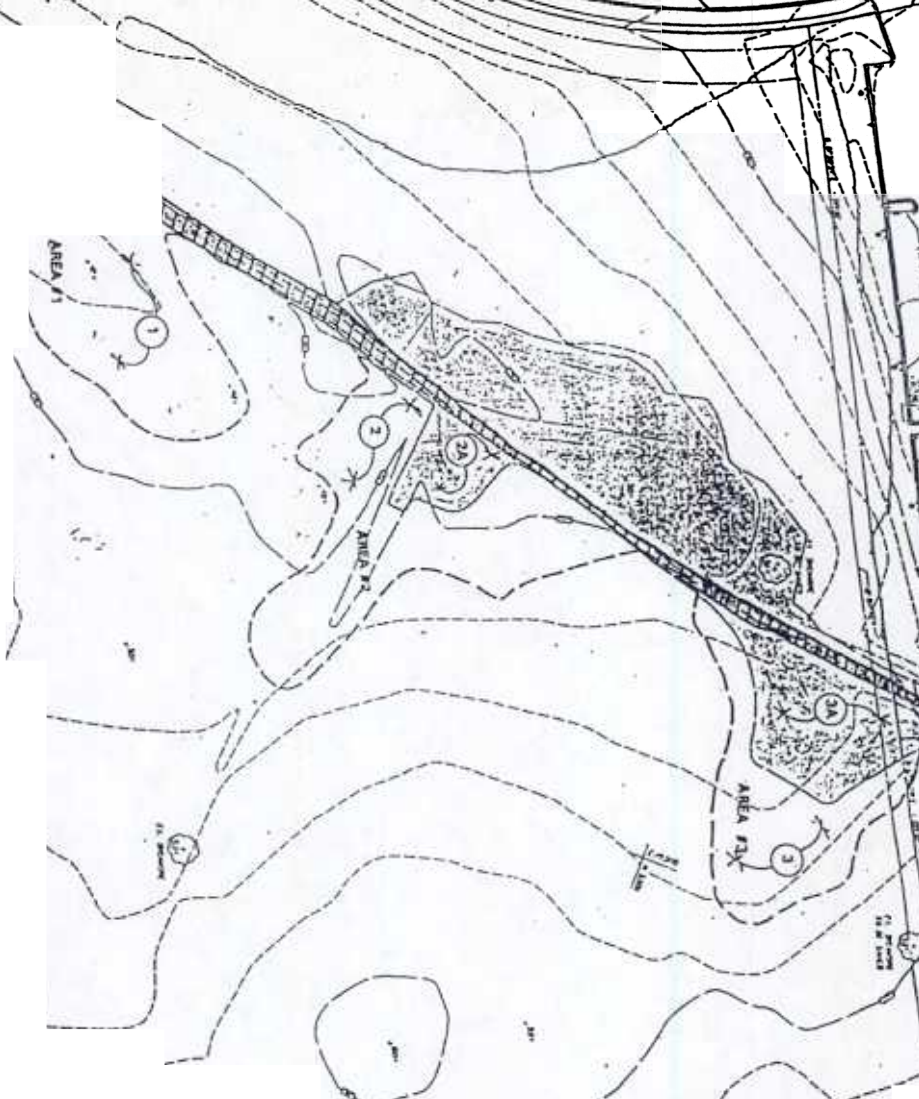
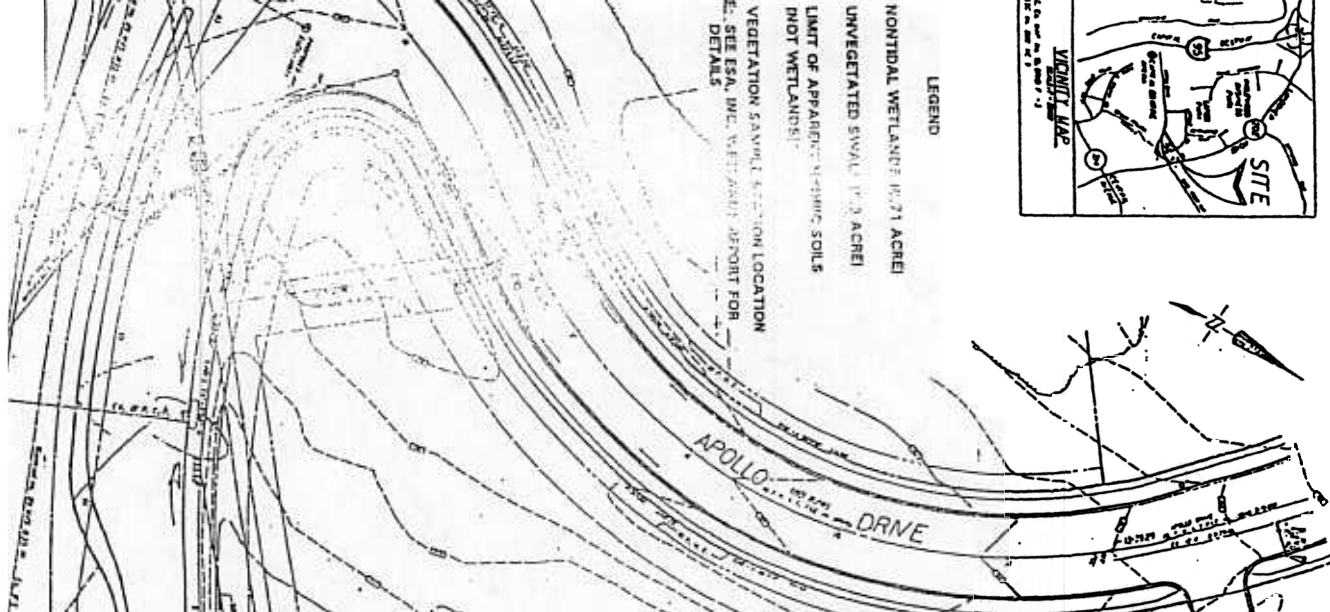

WALTER WASHINGTON, JR.
Chief, Maryland Section Southern





LEGEND

- NONTIDAL WETLANDS (0.71 ACRE)
- UNVEGETATED SWALL (0.3 ACRE)
- LIMIT OF APPARENT NEIGHING SOILS
- POOT WETLANDS
- VEGETATION SAMPLE LOCATION
- SEE ESA, INC. WETLAND REPORT FOR DETAILS



100' 100' 100'

100'

100'

100' 100' 100'

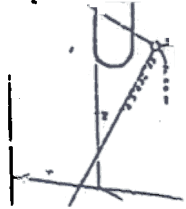
100' 100' 100'

LANDOVER

ROAD

100' 100' 100'

DRIVE / NONTIDAL



SITE DATA
 Site Area: 1,041 A
 Building Area: 104,000 SF
 Parking: 1,000 (est.)

PHOTO STATION LOCATIONS

SYMBOL	TYPE	ACREAGE
◉	UNDEVELOPED FILL	0.31 AC / 13,800 FT ²
◉	HORIZONTAL WETLANDS	0.31 AC / 13,800 FT ²
◉	VERTICAL WETLANDS	0.31 AC / 13,800 FT ²
◉	WETLANDS BUFFER	0.31 AC / 13,800 FT ²

LEGEND

Capital Commerce Park

THE DESIGN COMPANY
 1000 17th St NW
 Suite 1000
 Washington, DC 20036
 (202) 462-1000

Proposed Condition

